

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
NOVEMBER 6, 2019

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Bomba, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt- Clerk, J. Santogrossi-Public Works Superintendent, G. Krivda Police Chief, S. Cosaboon-Engineer and A. Telsey-Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. **Roll call** was taken.

Mayor Brown congratulated Mr. Pelura for winning the election and getting three more years on the Committee. He mentioned there are 30 Provisional Ballots which have to be read and that will determine the outcome between Mr. Dowe and Dr. Joseph Racite who is only three votes a part. The count will take place tomorrow night. He mentioned that Teresa Walker did a great job running. He said this is what is needed, young people to get involved.

Mayor Brown moved Candace Kanaplua from Back Associates, Township Planner up due to she having to leave for another meeting. Ms. Kanaplua addressed a proposal for a redevelopment investigation and planning services for our "Commercial Corridor". Ms. Kanaplua said they will do a preliminary investigation of all the blocks and lots, 145 in total. She mentioned three more that should be included in this list. Lastly, Ms. Kanaplua mentioned the estimated cost to do this will be \$24,500. Mayor Brown said he feels it's better to do all at one time. Ms. Kanaplua said this would act as an overlay.

Mr. Bomba proceeded with the **Departmental Reporting**. Mr. Bomba mentioned a meeting in which the ambulance personal was in question. He said they will put training in place to meet our requirements. The Industrial Commission held a meeting on October 28th due to holiday scheduling. He said they are still looking for a grocery store for the area. He mentioned signing for training for Mr. Voyles with the Emergency Management Office. On Route 40 he spoke of signage and stripping. And the Circle on Route 130 has had no activity.

Mr. Newton said he had no report but the Chief wanted to speak. Chief Krivda said at 10 am tomorrow morning, pending the weather there will be a training session at the Recreation Complex. It will be a mock missing person. In todays world we feel we need to be prepared. This is a situation we wish never to happen here. This should be over by around 1 pm. The park will not be closed during this time.

Mayor Brown asked Mr. Santogrossi to address Public Works. Mr. Santogrossi said leaf season has begun. He asked to not rake leaves into the storm drains. He mentioned while street sweeping on Denny Ave in Penns Grove the road opened up and swallowed the sweeper. They found a pipe had broke and caused a hole under the road. Mayor Brown mentioned the sweeper was undamaged. Under parks and playgrounds, he mentioned the Township applied for a loan

for 1.5 million. He said we received a loan of 500,000 which will be available by early next year. Next, year we can apply for another loan or grant money.

Mayor Brown asked Mr. Cosaboon to give an update. Mr. Cosaboon said he is working with the Engineer of Conrail on the flooding issues associated with Boutown Creek. He mentioned an inflatable plug to plug the whole in the pipe. Mayor Brown said there is another whole under the tracks off Plant Road. Mr. Cosaboon said he spoke to the Plant Manager on the DuPont site about the flooding issues. They have been keeping up with the quarterly inspections, the tide gate is working. Mr. Cosaboon mentioned Bianca Ave repaving. He said this will tie into the paving of Route 130 project. He is working with their Engineers. He mentioned a problem with a resident clearing vegetation on the PG-Aub Rd. property. The DEP is involved due to wetlands. Cornerstone sent a letter from their Homeowners Association. They are concerned with plowing when it snows. Mr. Cosaboon said there are outstanding items on the punch list. The Township and Sewerage Authority would have to accept the roads. The Mayor asked about using the Bond to do the items to finish the project. Mr. Cosaboon said he will reach out to the Developer. Mr. Telsey said he will send a letter to them.

Mayor Brown moved on to say he attended the Employee Health Fair in the Courtroom. He mentioned Kelsey Mitchel as doing a great job with the fair. He is still handing out safety bulletins. There was Land Use liability training for our Planning Board members. They are going to schedule another class for those who missed this one. Mayor Brown mentioned we had no cyber discrepancies. And lastly, he mentioned the Jif dividend of \$44,619. This money has in the past been used as a down payment towards our payment in the following year. The Committee can decide how to use the money.

Mr. Dowe mentioned Halloween in the Park (Rec. Complex) on October 23rd. He said about 50 to 55 kids were present. The only comment was to move the time back a little. The next event will be Christmas in the Park (Dunns) and Lunch with Santa on December 7th.

Mr. Pelura said the 2018 Audit was done by our Auditor and they found no deficient or findings on the audit. This is the 16th year in a row this has happened. Congratulations to the Finance Office, Mrs. Stout for doing a great job as always. He also mentioned all the Department Heads who help make the Audit good.

Mr. Bomba made a motion to approve the reports, seconded by Mr. Pelura and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$18,338.70**. Motion was made by Mr. Pelura, seconded by Mr. Newton and all were in favor. A motion was made by Mr. Newton to approve the **Regular Committee meeting minutes from October 16, 2019**. Seconded by Mr. Bomba and all were in favor.

RESOLUTION 2019-187

AUTHORIZE MAYOR TO SIGN A DISCHARGE OF MORTGAGE

Mr. Newton made a motion to authorize the Mayor to execute a discharge of Mortgage for 85 Delaware Ave. Penns Grove, seconded by Mr. Newton and a unanimous vote was taken.

**RESOLUTION 2019-188
2019 OVERPAID REFUND**

Motioned by Mr. Pelura to authorize a refund of \$1,762.78 for Block 89, Lot 3 to Pennsville National Bank due to 2019 over paid taxes. Seconded by Mr. Newton and a unanimous vote was taken.

**RESOLUTION 2019-189
CANCEL TAXES FOR 100% TOTAL DISABLED VETERAN EXEMPTION**

Mr. Newton made a motion to cancel the Taxes for 329 Lafayette Road in the amount of \$1,433.60 due to 100% Total Disabled Veteran Exemption. Seconded by Mr. Pelura and a unanimous vote was taken.

**RESOLUTION 2019-190
REFUND TAXES PAID FOR TOTAL DISABLED VETERAN**

Mr. Pelura made a motion to refund taxes on Block 93, Lot 8 in the amount \$284.27 to Corelogic. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2019-191
APPROVE THE ANNUAL AUDIT**

Mr. Pelura made a motion to approve the Annual Audit and to authorize the Committee to sign the Group Affidavit. Seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2019-192
REFUND G & B HOLDINGS ESCROW ACCOUNT**

Motion was made by Mr. Bomba to refund the Planning Board Escrow Account for G & B Holdings in the amount of \$3,962.48. Seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2019-193
RECORDING FEES**

Mr. Newton motioned to authorize the Tax Collector to refund \$50.00 per lien redemption due to the tax sale certificate not being recorded, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2019-194
SUBMISSION OF JOINT APPLICATION FOR CARNEYS POINT
PENNS GROVE MUNICIPAL ALLIANCE GRANT**

Motioned by Mr. Newton to authorize the submission of the Municipal Alliance Grant for 2020, seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2019-195
LETTER TO RECOMMEND THE JUDGE FOR OUR JOINT COURT**

Mr. Dowe motioned to recommend Judge Witcher as the Carneys Point-Pennsville Joint Municipal Court Judge. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2019-196
TRANSFER OF FUNDS IN THE AMOUNT OF \$83,050.00**

Mr. Newton made a motion to transfer funds within the 2019 Budget in the amount of \$83,050.00. Seconded by Mr. Bomba and a unanimous vote was taken.

**RESOLUTION 2019-197
AGREEMENT WITH BIG TRUCK RENTAL FOR A SANITATION TRUCK**

Motion was made by Mr. Bomba to authorize an agreement with Big Truck Rental for rental of a 2020 McNeilus/Freightliner 25 YD Sanitation Truck. Seconded by Mr. Newton and a unanimous vote was taken.

ORDINANCE 951
AN ORDINANCE ESTABLISHING THE CARNEYS POINT –
PENNSVILLE JOINT MUNICIPAL COURT

Mayor Brown opened this ordinance up for public questions or comments. With none this portion was closed and Mr. Pelura made a motion to adopt, seconded by Mr. Newton and a unanimous vote was taken. Mayor Brown said this will start January 1, 2020

Under **Correspondence** Mayor Brown mentioned that he already addressed the JIF Dividend of \$44,619. The Committee agreed to take it as a credit towards next years payments.

Mayor Brown mentioned a letter received from the County Engineer's Office letting us know they sent a letter to NJDOT looking for assistance on the traffic issue at US Route 40 entrance to the Turnpike. He said this is a bad spot with crossing over lanes.

Again, Mayor Brown spoke on a letter from the H.O.A. of Cornerstone. He asked Mr. Cosaboon to see what he can do to help the residents there with snow removal for this year.

Next, was a letter from Penns Grove Carneys Point Regional School District on becoming a member of the District Evaluation Advisory Committee. There are dates when the meetings will be held. Mr. Newton and Mr. Bomba said they would attend them and report back.

Lastly, Mayor Brown mentioned again the NJDEP Green Acre loan of \$500,000 we were awarded for our parks.

Under **Old Business** Mrs. Stout addressed the Best Practices Checklist for 2019. She said it contained 84 Questions on the core values and 15 on best practices. There was 31 additional that had to be answered but did not count towards our over score. She said we received a score high enough to receive the 100% of State Aid this year.

Under **New Business** Mr. Dowe mentioned the problems the Soccer Club was having with the condition of the fields. He said he would like to make a motion to advertise to hire a person who is just to maintain the Parks. Mr. Dowe said this has been discussed in the past and there is money available to pay this person. Mr. Pelura seconded the motion. Mr. Santogrossi asked if this is for next years season since they only have a few games left. Mr. Pelura said the person hired; he would like just for the Parks not put anywhere else. All were in favor.

Mayor Brown introduced Bo Farkas and Group to discuss with the Committee a new Redevelopment project. Mr. Clint Allen, Attorney with Archer & Griner spoke first. He said they are looking as the Kelly Farm, 393 acres on both sides of Route 40 as their next warehouse project. They would like these tracks to be included in the redevelopment zone. This area is in the GC zone and that can remain. There would have to be an overlay. He finished saying this area would be a 2 million warehouse space.

Bo Farcus said this is a great area due to transportation; Route 295, Turnpike. There is a big drive for warehousing. The location is also great with access to PA, NY and DE. He said online sales for goods has grown to about 20% and we don't see that stopping. Studies will have to be

completed such as a traffic study and wet land study. He said a 3 to 4 million square foot warehouse and 5 to 6 buildings in this area.

Doug Armstrong with the group commented this will be a 3 to 5 year project.

Kevin Webb mentioned they are in the middle of the investigations. They have had only positive responses so far. Mayor Brown asked if the public had any questions. With none he thanked the Group for attending and said he was glad they chose here.

Mayor Brown asked the Committee to approve going out for RFP's for 2020 professionals. Mr. Pelura made a motion to authorize the RFP's, seconded by Mr. Bomba and all were in favor.

Lastly, Mayor Brown wanted to remind the audience that the next meeting will be held on Monday, November 18th due to the League of Municipalities in Atlantic City.

Public Participations: David Sparks of Tyler Ave. started with four tickets have been issued for littering since he was here last time. He suggested increasing the fines. This may get peoples attention. He said the Public Works Department does a great job. Mr. Santogrossi does a great job and should receive a raise. He made the comment about the warehouses, think about water suppression systems. Do we have enough to do this. Mr. Bomba suggested a two step fine system for the littering.

With no more questions or comments this portion was closed and the Mayor asked for a motion to go into Executive Session.

RESOLUTION 2019-198

EXECUTIVE SESSION

A motion was made by Mr. Bomba and seconded by Mr. Pelura to reconvene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:17 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Newton and all was in favor. The regular meeting reconvened at 8:06 pm

With no further business to discuss a motion was made by Mr. Bomba to adjourn and seconded by Mr. Dowe. Motion passed with five affirmative votes. Meeting adjourned at 8:06 p.m.

Approved: 11-18-2019


June Proffitt, Township Clerk